

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE AMENDING CHAPTER 12, "ZONING", SECTION I, "ESTABLISHMENT OF DISTRICTS, PROVISION FOR AN OFFICIAL ZONING MAP", OF THE CODE OF ORDINANCES OF THE CITY OF COLLEGE STATION, TEXAS, BY CHANGING THE ZONING DISTRICT BOUNDARIES AFFECTING CERTAIN PROPERTIES AS DESCRIBED BELOW; DECLARING A PENALTY, AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COLLEGE STATION, TEXAS:

PART 1: That Chapter 12, "Zoning", Section I, "Establishment of Districts, Provisions For An Official Zoning Map", of the Code of Ordinances of the City of College Station, Texas, be amended as set out in Exhibit "A", attached hereto and made a part of this ordinance for all purposes.

PART 2: That any person, firm or corporation violating any of the provisions of this chapter shall be deemed guilty of a misdemeanor, and upon conviction thereof shall be punishable by a fine of not less than Twenty-five dollars (\$25.00) nor more than Two Thousand Dollars (\$2000.00). Each day such violation shall continue or be permitted to continue, shall be deemed a separate offense. Said Ordinance, being a penal ordinance, becomes effective ten (10) days after its date of passage by the City Council, as provided by Section 35 of the Charter of the City of College Station.

PASSED, ADOPTED and APPROVED this 5<sup>th</sup> day of December 2002.

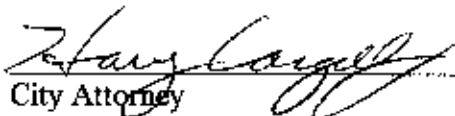
ATTEST:

APPROVED:

\_\_\_\_\_  
Connie Hooks, City Secretary

\_\_\_\_\_  
Ron Silvia, Mayor

APPROVED:

  
\_\_\_\_\_  
City Attorney

**EXHIBIT "A"**

That the Official Zoning Map of the City of College Station, Section 1, "Establishment of Districts, Provisions For An Official Zoning Map", of Chapter 12, "Zoning", is hereby amended as follows:

The following property is rezoned from A-O, Agricultural Open to A-OX, Existing Rural Residential.

*3.12 acres being all that certain lot, tract, or parcel of land lying and being situated in the Robert Stevenson League, Abstract No. 54, Brazos County, Texas. Said tract being a portion of the remainder of a called 38-1/7 acre tract as described by a deed to Will Brown, recorded in Volume 110, Page 226 of the Deed Records of Brazos County, Texas, and being more particularly described in the attached Exhibit "B," "Metes and Bounds, and shown graphically in Exhibit "C".*

Being all that certain tract or parcel of land lying and being situated in the Robert Stevenson League, Abstract No. 54, Brazos County, Texas. Said tract being a portion of the remainder of a called 38-1/7 acre tract as described by a deed to Will Brown, recorded in Volume 110, Page 226 of the Deed Records of Brazos County, Texas.

Said tract being described by metes and bounds as follows:

**BEGINNING** at a 5/8 inch iron rod found marking the west corner of said 38-1/7 acre tract and the north corner of a called 4.167 acre tract described as first tract by a deed to William Grays and wife, Jessie Grays, recorded in Volume 209, Page 295 of the Deed Records of Brazos County, Texas, said iron rod found being within the apparent right-of-way of Barron Cut Off Road (a county maintained public road), for reference a 5/8 inch iron rod found on the northwest line of Lot 3, Benjamin Graham Subdivision, according to the plat recorded in Volume 12, Page 384 of the Deed Records of Brazos County, Texas, marking the common corner of said 38-1/7 acre tract and a called 12 acre tract as described by a deed to William Gray recorded in Volume 99, Page 30 of the Deed Records of Brazos County, Texas, bears: S 45° 34' 23" E for a distance of 1722.26 feet from which a 5/8 inch iron rod found marking the common corner of said 38-1/7 acre tract and Lots 3, 5 and 6 of said Benjamin Graham Subdivision, bears: N 44° 01' 40" W for a distance of 983.00 feet (this line was used for bearing orientation honoring the bearing system shown on plat prepared by Kling Engineering & Surveying for a 303.97 acre tract dated August, 1991);

**THENCE:** N 44° 01' 40" E along the northwest line of said 38-1/7 acre tract for a distance of 184.98 feet to a 5/8 inch iron rod set marking the north corner of this herein described tract, for reference a 5/8 inch iron rod found on the northwest line of said 38-1/7 acre tract marking the west corner of called 1 acre tract as described by a deed to Jerry Sweed and wife, Dorothy L. Sweed, recorded in Volume 373, Page 283 of the Deed Records of Brazos County, Texas, bears: N 44° 01' 40" E for a distance of 184.02 feet;

**THENCE:** S 45° 35' 32" E through said 38-1/7 acre tract, at 7.82 pass the fenced southeast line of Barron Cut Off Road, continue on for a total distance of 742.17 feet to a 5/8 inch iron rod set marking the east corner of this herein described tract;

**THENCE:** S 44° 01' 40" W continuing through said 38-1/7 acre tract for a distance of 185.23 feet to a 5/8 inch iron rod set on the common line of said 38-1/7 acre tract and said 4.167 acre tract;

**THENCE:** N 45° 34' 23" W along the common line of said 38-1/7 acre tract and said 4.167 acre tract, at 734.56 feet pass the fenced southeast line of Barron Cut Off Road, continue on for a total distance of 742.17 feet to the POINT OF BEGINNING containing 3.15 acres of land, of which 0.03 of an acre lies within the apparent fenced right-of-way of Barron Cut Off Road, leaving a net of 3.12 acres of land more or less as surveyed on the ground November, 1998. For more descriptive information see plat prepared November, 1998.

REZONING ☒

Case: 02-216

## SIMMONS ADDITION

**City of College Station, Texas  
DEVELOPMENT REVIEW**

## LESSN

**200\*  
NOTIFICATION**